



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Planning & Development Review Manager

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 114-67(C), REQUIRED OFF-STREET PARKING, TO REVISE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR SINGLE-FAMILY DWELLING UNITS, MOBILE HOMES, EATING AND DRINKING ESTABLISHMENTS (RESTAURANTS), AND GASOLINE/SERVICE STATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: November 14, 2012

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2 **I REQUEST**

3
4 The Planning & Environmental Resources Department is proposing amendments to the text
5 of §114-67(c) of the Monroe County Code. The purposes of the proposed amendment are a)
6 to revise the regulations concerning the single-family residential dwelling unit and mobile
7 home parking standards to be consistent with recently approved changes to the multi-family
8 residential parking standard, b) to revise the regulations concerning eating and drinking
9 establishments to base the required amount of parking on seating rather than floor area; c) to
10 establish a parking standard for gasoline/service stations; and d) to revise ambiguous and
11 inconsistent language used throughout the subsection.
12

13 **II RELEVANT PRIOR COUNTY ACTIONS AND BACKGROUND INFORMATION:**

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15 Policy 301.8.2 of the Monroe County Comprehensive Plan:

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17 By January 4, 1997, Monroe County shall adopt revisions to the Land Development
18 Regulations to include guidelines and criteria consistent with nationally-recognized
19 standards which provide for safe and convenient on-site traffic flow, adequate pedestrian
20 ways and sidewalks, as well as sufficient on-site parking for both motorized and non-
21 motorized vehicles.
22

23 To satisfy the direction provided within Policy 301.8.2, the County established Article III,
24 Parking and Loading, within Chapter 114 of the Land Development Code. Pursuant to MCC

§114-66, the purpose and intent of this article is to provide adequate off-street parking and loading areas to serve the majority of traffic generated by development.

Within the article, MCC §114-67(c) provides the required off-street parking for specific use categories. Since its establishment, MCC §114-67 has been amended via Ordinances #042-2003, #035-2005 and #013-2011.

III REVIEW

The purposes of the proposed amendment are:

- a) To revise the regulations concerning the single-family residential dwelling unit and mobile home parking standards to be consistent with recently approved changes to the multi-family residential parking standard:

In 2011, the BOCC approved Ordinance #013-2011 to increase the required amount of off-street parking spaces for multi-family developments. It was determined that the previous standard of 1.5 spaces per dwelling unit did not consider the intensity that each dwelling unit may have, in terms of family size or number of bedrooms. This a shared issue with single-family dwelling units and mobile homes on individual lots/parcels, which currently have a standard of 2.0 spaces, and mobile home parks, which currently have a standard of 1.0 space per pad.

For multi-family developments, the BOCC approved an increased standard of 2.0 spaces per each 1-bedroom dwelling unit, 2.0 spaces per each 2-bedroom dwelling unit and 3.0 spaces per each 3 or more bedroom dwelling unit. Consistent with this past approval, Planning & Environmental Resources Department staff is recommending that the BOCC approve the same standard for single-family dwelling units and mobile homes on individual lots/parcels. In addition, Staff is recommending that the BOCC approve an increased standard of 2.0 spaces per each mobile home located in a mobile home park without individual lots/parcels.

The current regulations are not always proportionate to the number of residents for each dwelling and visitors. In many residential areas, the solution adopted by residents has been to park or store vehicles on open space areas not approved for parking, public rights-of-way, or neighboring properties. This can lead to internal disputes within the community and compromise life and safety. The aim of this text amendment is to introduce parking requirements that are more proportionate to the size and occupancy of the dwelling unit.

The current regulations are based on an assumption that each unit will average a need for parking regardless of the number of residents per dwelling unit. Lower parking requirements have been an option in communities which have sufficient public transportation, car sharing programs, and other incentives to reduce the dependence on the automobile. Monroe County is predominately a private vehicle-oriented community with

1 limited options for mobility. The dependency of the automobile causes residential areas to
2 become overburdened with the demand placed on it by the residents and visitors.
3

4 NOTE: Property owners shall continue to have the option to request a variance to the off-street
5 parking requirements pursuant to MCC §102-186. In addition, an existing property that does
6 not meet the new standard would only become nonconforming, not unlawful.
7

- 8 b) To revise the regulations concerning eating and drinking establishments to base the
9 required amount of parking on seating rather than floor area:
10

11 Over the past few years, owners of several restaurants have requested approvals to
12 construct additional floor area and/or outdoor seating areas. Many of these owners had to
13 request variances to the parking requirements to allow the additional floor area and/or
14 outdoor seating areas. Other owners had to abandon their plans as sufficient areas for
15 parking was unavailable.
16

17 In addition, while reviewing permit applications for improvements that would not require
18 additional parking, staff has found that most existing restaurants do not meet the current
19 standards; however provide an adequate amount of parking for their customers.
20

21 Since 2000, the County has approved the following off-street parking variance
22 applications for developments containing restaurants and bars. Each of the applicants
23 asserted that the standards were excessive in their circumstance and consequently created
24 a hardship. All were approved:
25

- 26 • Knucklehead's (2002), 55 to 34, Planning Commission Resolution #P03-02 (File
27 #21077)
- 28 • Gilbert's Resort & Marina (2005), 124 to 104, Planning Commission Resolution
29 #P10-05 (File #25030)
- 30 • Parrottdise Waterfront Bar & Grille (2007), 87 to 75, Planning Commission
31 Resolution #P65-07 (File #27108)
- 32 • Playa Cristal (2007), 158 to 147, Planning Commission Resolution #P39-07 (File
33 #27060)
- 34 • Riesi Pizza (2011), 55 to 48, #AV 11-05 (File #2011-042)
35

36 Staff is proposing that the requirement be amended to create a new standard of 3.0 spaces
37 per approved seat and 3.0 spaces per 1,000 SF for areas not related to seating or service.
38 This standard is based on that currently required by Marathon and Key Colony Beach. In
39 addition, as retail and restaurant are interchangeable forms of commercial retail, staff is
40 also proposing that there be a minimum standard of 3.0 spaces per 1,000 SF of floor area
41 regardless of seating. This would ensure that a conforming and adequate amount of
42 parking would be available in the event that a building is converted from restaurant to
43 retail.
44

NOTE: Property owners shall continue to have the option to request a variance to the off-street parking requirements pursuant to MCC §102-186. In addition, an existing property that does not meet the new standard would only become nonconforming, not unlawful.

c) To establish a standard for gasoline/service stations:

Over the past few years, owners of several gasoline/service stations have requested approvals to construct additional fueling stations. There is not a standard in MCC §114-67(c) for such a use and the amount of parking (and minimum dimensions of such spaces) was thereby determined by interpretation of the Senior Director of Planning & Environmental Resources. Planning & Environmental Resources Department staff is recommending that the BOCC approve and codify that interpretation – 1.0 space per each fueling station. Such spaces adjacent to fueling stations would have to be designed to the codified dimensional requirements in MCC §114-67(b), at least 18' in length by at least 8'6" in width.

NOTE: Property owners shall continue to have the option to request a variance to the off-street parking requirements pursuant to MCC §102-186. In addition, an existing property that does not meet the new standard would only become nonconforming, not unlawful.

d) To revise ambiguous language used throughout the subsection.

Staff is proposing that several terms be revised to reflect language and definitions within other sections of the Land Development Code (i.e. "pad" is not a defined term, while mobile home and RV space are defined terms). Parking should be based upon defined units of measurement wherever possible.

Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and additions are underlined. Text to remain the same is in black):

Sec. 114-67. Required off-street parking.

* * * * *

(c) *Required number of off-street parking spaces.* The following is the number of parking spaces to be provided for each use:

<i>Specific Use Category</i>	<i>Minimum Required Number of Parking Spaces Per Indicated Unit of Measure</i>
Single-family dwelling units, including mobile homes on individual lots or parcels	2.0 spaces per dwelling unit or mobile home <u>2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit</u>
Multifamily residential developments	2 spaces per each 1 or 2 bedroom dwelling unit, and 3 spaces per each 3 or more bedroom dwelling unit <u>2.0 spaces per each 1-bedroom dwelling unit; 2.0</u>

	<u>spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit</u>
Mobile home parks	1.0 space per space or pad <u>2.0 spaces per each mobile home</u>
Commercial retail except as otherwise specified below <u>in this table</u>	3.0 spaces per 1,000 sq. ft. of nonresidential floor area (nrfa)-of building <u>within building</u> and 1.5 spaces per 1,000 sq. ft. of nonresidential floor area devoted to outdoor retail sales and display area
Eating and drinking establishments, <u>including restaurants and bars</u>	14.0 spaces per 1,000 sq. ft. of nonresidential floor area and 7.0 spaces per 1,000 sq. ft. of unenclosed nonresidential floor area devoted to dining and/or bar area <u>For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever is total amount is higher. For other areas, 3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building separate from the seating area and devoted to activities other than food/beverage service (including, but not limited to, kitchen, office, retail sales not related to food or beverage and storage).</u>
Convenience stores/ <u>markets</u>	4.0 spaces per 1,000 sq. ft. of (nrfa)- <u>nonresidential floor area within building</u>
<u>Gasoline/service stations</u>	<u>4.0 spaces per 1,000 sq. ft. of nonresidential floor area within building and 1.0 space per each fueling station</u>
Commercial recreation (indoor), <u>excluding theaters, conference centers and activity centers</u>	5.0 spaces per 1,000 sq. ft. of (nrfa) <u>nonresidential floor area within building</u>
Commercial recreation (outdoor)	5.0 spaces per 1,000 sq. ft. of the parcel that is <u>directly</u> devoted to the outdoor recreational activity, excluding areas used for parking and driveways, required yards and required landscaping and buffer areas
Theaters, conference <u>centers</u> , or activity centers	1.0 space per 3.0 actual seats or based on seating capacity
Offices	3.0 spaces per 1,000 sq. ft. of (nrfa)- <u>nonresidential floor area within building</u>
Medical and dental clinics	4.0 spaces per 1,000 sq. ft. of (nrfa)- <u>nonresidential floor area within building</u>
RV parks	1.0 space per pad <u>each RV space</u>
Hotels/destination resorts	1.0 space for first bedroom plus .5 space for each additional bedroom <u>1.0 space per each 1-bedroom transient dwelling unit and 1.0 space plus 0.5 space for each additional</u>

	<u>bedroom per each 2 or more bedroom transient dwelling unit</u>
Mini-warehouses/self-storage center	3.0 spaces for the office use plus a parking aisle of 10 feet in width adjacent the storage unit access doors if outside access to the storage units is provided
Industrial uses; excluding repair and or servicing of vehicles	2.0 spaces per 1,000 sq. ft. of (nrfa) <u>nonresidential floor area within building</u>
Repair and or servicing of vehicles	3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of (nrfa) <u>nonresidential floor area within building</u> , whichever is greater, the service/repair bays shall not be counted as parking spaces
Warehousing	1.0 space per 1,000 sq. ft. (nrfa) <u>nonresidential floor area within building</u>
Hospitals	1.8 spaces per bed
Churches	0.3 space per seat and/or 0.3 space per 24 inches for pews
Live-aboard	1.5 spaces per berth
Marinas and commercial fishing facilities	1.0 space per berth plus one space per four dry storage racks
Charter/guide boats, six or fewer passengers capacity	2.0 spaces per berth
Party and charter/guide boats, more than six passengers capacity	0.3 space per passenger capacity of vessel
Boat ramps	6.0 spaces per ramp; all spaces shall be a minimum of 14 feet by 55 feet, to accommodate trailers and oversized vehicles

* * * * *

IV RECOMMENDATION

Staff has found that the proposed text amendment would be consistent with the provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that the proposed text amendments are necessary due to a recognition of a need for additional detail or comprehensiveness.

Staff recommends that the Board of County Commissioners amend the Monroe County Code as stated in the text of this staff report.

1 **Attachments:**
2

- 3 1. Key West's Off-Street Parking Requirements (Section 108-572)
4 2. Marathon's Off-Street Parking Requirements (Section 107.46)
5 3. Key Colony Beach's Off-Street Parking Requirements (Section 101-51)
6 4. Islamorada's Off-Street Parking Requirements (Section 30-852)

KEY WEST, FL

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

Use		Minimum Number of Parking Spaces Required For:	
		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family:		
	a. Within historic district	1 space per dwelling unit	10%
	b. Outside historic district	2 spaces per dwelling unit	10%
(3)	Churches; public or private schools, libraries, or museums; public buildings; public or private auditoriums, community centers, theaters, facilities for spectator sports, trade institutions, transit facilities and other places of assembly	1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater	10%, except libraries: 20%; public/private recreation, community centers, and city parking structures: 35%
(4)	Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses	1 space for every 2 beds	35%
(5)	Day care centers, kindergartens, nursery schools and other preschool facilities	1 space per employee, with a minimum of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater	10%
(6)	Marinas and offshore activities	1 space per liveaboard boat, plus 1 space per 4 pleasure boats stored on site, plus 1 space per 3 passengers based on the total capacity of commercially licensed vessels. The planning board may require additional parking spaces for dry storage slips. For offshore structures: 2 spaces, plus 1 space per 3 passengers based on the cumulative total capacity of motorized watercraft and other seating associated with the permitted activities. No additional off-street parking shall be required for offshore activities operating as an accessory use to an approved principal upland shoreline use	25%
(7)	Motels, hotels and other transient lodging facilities	1 space per lodging unit plus 1 space for the owner or manager	35%
(8)	Private clubs and lodges	1 space per 5 seats or 1 space per 150 square feet within the main assembly area	10%
(9)	Restaurants, bars and lounges	1 space per 45 square feet of serving and/or consumption area	25%
(10)	Scooter, moped, etc., bicycle rental	1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity;	10%

		or 1 space per 200 square feet of gross floor area, whichever is greater	
(11)	Hospitals	1 space for each 4 beds, plus 1 space for every employee, excluding doctors, on the largest shift, plus 1 space for each doctor	10%
(12)	Nursing or convalescent homes	1 space for each 4 beds	10%
(13)	Doctors' and dentists' offices or clinics	5 spaces per each doctor or dentist	10%
	Use	Motorized Vehicles	Bicycles As % of Motor Vehicles
(14)	Funeral homes	1 space for each 8 seats of chapel capacity, plus 1 space for every 2 employees, plus sufficient parking area to accommodate each hearse	10%
(15)	Banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices	1 space per 300 square feet of gross floor area	25%
(16)	Retail stores and service establishments	1 space per 300 square feet of gross floor area	25%
(17)	Warehousing or manufacturing	1 space per 600 square feet of gross floor space	10%

(Ord. No. 97-10, § 1(3-15.2(A)), 7-3-1997)

MIRATHION FL

Section 107.46. - Parking Schedule.

In all zoning districts, unless otherwise provided herein, the minimum parking shall be provided in accordance with Table 107.46.1 "Parking Schedule." Mixed-use Development (MUD) within all the MU districts may be eligible for reduced parking requirements pursuant to this Article and as shown in Chapter 105.

A. *Parking Schedule:*

Table 107.46.1
Parking Schedule

Uses	Minimum Parking Spaces Required
Residential Uses	
Single and Two-Family, attached and detached	2 per dwelling unit
Multiple-family Dwelling	1.5 per dwelling unit, plus 1 per 10 bedrooms
One-bedroom units	2 per dwelling unit, plus 1 per 10 bedrooms
Two or more bedroom units	
Rooming house or dormitory	1 per 2 beds
Assisted living facility	1 per 2 persons of licensed capacity
Mobile home park	2 per unit space, plus 1 per 350 sf of GFA of office or other public buildings
Live-aboard marina	1.5 per slip
Nursing home	1 per 4 beds
Community residential homes	1 per 3 persons of licensed capacity, plus one per employee
Vacation rental unit	At least 1 per unit, 2 if single or two family home
Public and Civic Uses	
Auditorium or amphitheater	1 per 3 seats of maximum seating capacity in the principal area of assembly
Child Care Center, Adult Day Care	1 per 4 persons of licensed capacity
Elementary or middle school	1 space per employee plus 1 space per 40 students
Fire station	1 per person on duty on the largest shift, plus 2 visitor spaces
High school	1 space per employee plus one space per 3 students of design capacity
Hospital	1 per bed
Library, museum, art gallery	1 per 400 sq ft of gross floor area
Medical or dental office/medical clinic	1 per 200 sq ft GFA
Mortuary or funeral home	1 per 4 persons of licensed capacity, plus 1 per funeral vehicle, plus 1 per employee
Place of assembly/civic organizations	1 per 3 seats of maximum seating capacity in the principal area of assembly
Place of worship	1 per 5 seats of maximum seating capacity in the principal area of assembly plus 1 per 50 square feet of gross floor area without principal area of assembly
Marina	1 per 5 dry slips and/or 1 per 2 wet slips, plus required parking for accessory uses (Live-aboard residential uses are subject to additional parking)
Public boat ramps	As approved by the Director
Commercial Uses	
Arcade	1 per 500 sq ft GFA

Banks and financial institutions	1 per 400 sq ft GFA, plus required stacking space
Barber or beauty shop	2 per operator's chair
Bar, cocktail lounge, tavern, and nightclub	10 per 1,000 sq ft GFA
Bowling establishments	2 per lane, plus required parking for accessory uses
Business and non-medical professional offices including governmental offices	1 per 350 sq ft GFA
Car wash	1 per service bay, plus three stacking spaces
Convenience store, with or without fuel sales	1 per fueling position, plus 2 per working bay, plus 1 per 200 sq ft of sales area
Restaurant	1 per 3 seats, plus required stacking spaces, plus 1 per every 2 employees on the largest shift
Golf course	20 spaces per 9 holes, plus 1 space per employee, plus 50% of the spaces otherwise required for any accessory uses (e.g. bars, restaurants, etc.)
Spa, gym or fitness center	3 per 1,000 sq ft GFA
Movie theaters	1 per 3 seats
Personal service-oriented uses, not otherwise specified	1 per 400 sq ft GFA
Retail Sales and Service	3 per 1,000 sf of GFA, plus 1 per employee at the largest shift
RV Park/Campground	1 per RV or tent space, plus 1 per employee
Hotel or Motel	1 per every 3 employees, plus 1 per guest room, required parking for accessory uses
Entertainment and recreation, not otherwise specified	1 per 4 persons of maximum capacity
Self-service storage facilities	1 per employee, plus 2 for visitors
Vehicle sales and rental (including sales of boats)	1 per 2,000 sf ft of display area whether indoors or outdoors, plus 1 per 500 sq ft devoted to servicing vehicles or boats
Vehicle repair	1 per 200 sq ft GFA
Industrial Uses	
Industrial uses (other than warehousing)	1 per 1,000 sq ft, plus 1 per company vehicle operating from the premises, plus 1 per 250 sq ft of accessory retail or wholesale use
Warehousing, Storage and Distribution	1 per 1,000 sq ft GFA
Waste-related services	1 per employee

B. Unlisted Uses:

1. For uses not listed in Table 107.46.1, but which are similar in nature, as determined by the Director, the parking requirements of the similar listed use shall be required.
2. For uses not listed or which are not similar in nature to those in Table 107.46.1, pursuant to Subsection B.1., above, the number of required spaces shall be based on a study prepared by a professional engineer that addresses:
 - (a) Type of use or uses and estimated total number of trips generated during peak conditions;
 - (b) Estimated parking duration per vehicle trip (turnover rates); and
 - (c) Estimated number of employees; one (1) space to be provided for each two (2) employees based on the shift of maximum employment.

Section 107.57. - Off-Street Stacking Requirements.

In addition to meeting the minimum off-street parking standards, drive-through facilities shall provide a minimum of five (5) stacking spaces for each drive-through lane. Such spaces shall be designed so as to not create conflicts between pedestrian or vehicular circulation on the site or on any abutting street.

KEY COLONY, FL

Sec. 101-51. - Space requirements.

Use	Number of Parking Spaces
Beauty parlor and barber shop	2 per chair
Hotel*	1.5 per room
Marinas, commercial	1 per private boat slip;
	1 per 5 passengers in accordance with <u>section 101-16 (2)</u> .
Offices of doctors and dentists	1 per 200 sq. ft. gross floor area (gfa)
Offices, other	1 per 300 sq. ft. gross floor area (gfa)
Private clubs, including beach club	1 per 100 ft. gross floor area (gfa)
Residential	2 per dwelling unit.
Restaurant	1 per 3 seats.
Retail stores and service shops	1 per 200 sq. ft. gross floor area (gfa)

*A restaurant in a hotel must meet the restaurant parking requirement in addition to the hotel spaces.

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

ISLAMORADA, FL

Sec. 30-852. - Off-street parking.

(a) *Location of required parking.*

- (1) Off-street parking spaces shall be located on the same lot as the building, structure, or use which they serve, and within the same zoning district, except where the director of planning and development services may, by means of a covenant or other acceptable means, allow part of the off-street parking spaces for nonresidential purposes to be located on a lot other than the lot occupied by the building, structure, or use. If the site of the served use and the location of the required parking are not contiguous, the parking area shall be within 500 feet of the front entrance to the building, structure, or use, as measured by a safe and convenient pedestrian route.
- (2) The edge of parking areas, excluding driveways, shall be set back a minimum of five feet from the front property line.
- (3) In residential zoning districts, properties which have a street frontage of 60 feet or less shall provide parking that is either parallel to the right-of-way or within a driveway that is approximately perpendicular to the street. Unless otherwise required by the village fire chief, the driveway width shall be no less than 15 feet and no greater than 18 feet, with a minimum clearance height of 18 feet. In no event shall any parked vehicle obstruct or impede the safe circulation of traffic on the right-of-way.
- (4) In residential zoning districts, driveways on the same lot frontage shall be separated by a minimum length of 15 feet.
- (5) In residential zoning districts, the parking shall be located a minimum distance of five feet from any side or rear lot line.
- (6) Driveways and parking areas shall be sited to minimize environmental impacts and may not be sited over drainfields or retention swales.

(b) *Design standards for off-street parking.*

- (1) Except for boat ramp and oversized vehicle parking spaces, all off-street parking spaces shall have a length of not less than 18 feet with a minimum width of 8½ feet exclusive of passageways, maneuvering space, and driveways. All boat ramp and oversized vehicle parking spaces shall have a minimum length of 40 feet with a minimum width of ten feet. Parallel parking spaces shall have a length no less than 24 feet with a minimum width of nine feet.
- (2) Access aisle requirements shall be designed in accordance with the following criteria: Each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

Angle of Parking (degrees)	Aisle Depth (1 Row of Parking)	Aisle Depth (2 Rows of Parking)
0	12 feet	24 feet
45	14 feet	14 feet
60	18 feet	19 feet
90	20 feet	22 feet

(3)

Paved parking spaces shall be striped and include a wheel stop, except for parallel spaces which shall only be striped. All other parking spaces shall each provide a wheel stop.

(c) *Required parking spaces.*

(1) *Bicycle spaces.*

- a. *Minimum requirement.* One bicycle rack for parking bicycles shall be provided by all nonresidential development projects.
- b. *Credit for required parking spaces.* To encourage the use of bicycles by providing safe and convenient places to park, racks for parking bicycles may substituted for up to five percent of vehicular parking spaces required pursuant to section 30-852(c)(2). For every three bicycle parking spaces installed as a bicycle rack in accordance with this subsection, the number of required vehicular parking spaces shall be reduced by one space, up to a maximum of ten vehicular parking spaces. The minimum credit shall be rounded up to at least one vehicular parking space, even if five percent of required vehicular parking spaces would result in less than one vehicular space. A minimum of three vehicular parking spaces shall be required to qualify for the credit. Bicycle parking shall not be substituted for ADA accessible spaces, loading spaces, boat ramp spaces, or oversized vehicle parking spaces. Existing vehicular parking spaces may be converted to take advantage of this provision. The bicycle parking credit may be utilized in combination with the shared parking and parking demand study options in section 30-852(d), in order to further reduce the amount of required parking without the need for a variance.

- (2) *Number of parking spaces.* No development permit shall be issued for any dwelling unit, or for any addition to or expansion of any use, unless the number of parking spaces is provided as follows:

Use	Required Parking Spaces
Single-family residence	2.0
Mobile home parks	1.0 per pad
Multifamily developments	1.5 per dwelling unit
Hotels	1.0 per room
Commercial (low, medium, and high intensity):	
Retail	3.0 per 1,000 gross floor area
Food stores/carryout food sales	5.0 per 1,000 gross floor area
Other	3.0 per 1,000 gross floor area
Outdoor sales	1.0 per 1,500 square feet of land
Office:	
Bank	4.0 per 1,000 gross floor area
Medical/dental office	1.0 per employee plus 1.0 per exam room
Other	3.0 per 1,000 gross floor area
Restaurant (sit-down or drive-in/fast food)	15.0 per 1,000 gross floor area, plus 1.0 per 3 chairs in the outdoor seating area
Bars/lounges	10.0 per 1,000 gross square feet of floor area
Bowling alley	3.0 per bowling lane
Theaters/churches/auditoriums/and public assembly halls	0.3 per seat
Library/museum	3.0 per 1,000 gross square feet of floor area
Industrial:	
Warehousing	1.0 per 1,000 gross square feet of floor area
Other	1.5 per 1,000 gross square feet of floor area

Institutional	1.5 per 1,000 gross square feet, plus 1 per bed
Marinas:	
Wet slip	0.20 per slip
Live-aboard slip	1.0 per slip
Dry slip	0.20 per slip
Commercial fishing, 6 or less passenger capacity	1.0 per berth
Party boat, more than 6-passenger capacity	0.5 per person
Boat ramps in conjunction with other uses other than single-family residences	2.0 per ramp

(d) *Shared parking:*

- (1) *Purpose:* The purpose of the shared parking option is to permit a reduction in the total number of parking spaces which would otherwise be required in instances where two or more uses on the same lot or separate lots are to share the same parking spaces because their peak parking demands do not occur at the same time.
- (2) *Condition on development approval:* If the shared parking option is used to calculate the amount of required parking spaces, then the approved development permit shall have a condition that any change in the occupancy or use of any of the principal uses intended to be served by the shared parking shall require development approval by the director of planning and development services to ensure sufficient parking is available.
- (3) *Calculation of shared parking requirements:* Notwithstanding the provisions of subsection (c)(2) for individual land uses, when any land or building is used for two or more distinguishable purposes as listed below, the shared parking option may be used to determine the minimum amount of parking required. Under the shared parking option, the minimum total number of required parking spaces for said land or building shall be determined by the following procedure:
 - a. Multiply the minimum parking requirement for each individual use as set forth in subsection (c) by the appropriate percentage as set forth in the table below for each of the five designated time periods.
 - b. Add the resulting sums for each of the five vertical columns in the table.
 - c. The minimum parking requirement is the highest sum among the five columns resulting from the calculation in subsection (c) above. Time periods not covered in the table below may be ignored for the purposes of calculating shared parking.

	NIGHTTIME	WEEKDAY		WEEKEND	
	Midnight— 6:00 a.m.	Day 9:00 a.m.— 4:00 p.m.	Evening 6:00 p.m.— Midnight	Day 9:00 a.m.— 4:00 p.m.	Evening 6:00 p.m.— Midnight
Specific Use Categories					
Marinas	5%	70%	10%	100%	20%
Residential	100%	60%	90%	80%	90%
Office/Industrial	5%	100%	10%	10%	5%
Churches	5%	25%	50%	100%	50%
Commercial Retail	5%	60%	90%	100%	70%
Drinking and Eating/Entertainment/Recreation	10%	40%	100%	80%	100%

(Theaters, bowling alleys, meeting halls)					
Hotel	75%	75%	100%	75%	100%
All Others	100%	100%	100%	100%	100%

- (4) The director may reduce the required parking requirements based on a parking demand study approved by the director. The methodology for conducting the study shall be submitted for review and approval by the director and shall include, but not be limited to the week and day the study will be conducted, the number of days and duration of the study, and the time intervals and locations for data collection. The study shall be reviewed by the director, and he shall, at his discretion, determine whether the parking study supports the basis for the parking reduction request.
- (e) *Accessible off-street parking.* Property that serves the public as clients, guests, or employees shall provide accessible parking in accordance with F.S. ch. 553, the American Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), and the Florida Accessibility Code, as amended from time to time.

(Ord. No. 02-10, § 1(5.6.5), 1-24-2002; Ord. No. 02-29, § 10, 11-21-2002; Ord. No. 09-01, § 8, 1-22-2009; Ord. No. 10-01, § 5, 1-14-2010; Ord. No. 12-05, § 2, 6-28-2012)